

# PENNOCK PRESERVE PUD, SUBPHASE 1

BEING A PARCEL OF LAND LYING IN  
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST  
MARTIN COUNTY, FLORIDA  
SHEET 2 OF 6

## CERTIFICATE OF OWNERSHIP & DEDICATION

STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PENNOCK PRESERVE PUD, SUBPHASE 1, AND HEREBY DEDICATES AS FOLLOWS:

- THE OPEN SPACE TRACTS, "O-2", "O-3", "O-4" AND "O-13", AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- THE DRAINAGE EASEMENTS, "D.E." AS SHOWN HEREON ARE HEREBY DEDICATED TO PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE UPLAND PRESERVE TRACTS, "UP-4", "UP-5", AND "UP-6", AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE UPLAND PRESERVE AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UPLAND PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- THE NATURAL AREA TRACT, "NA-1", AS SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY NATURAL AREA TRACT DESIGNATED AS SUCH ON THIS PLAT.
- THE WETLAND PRESERVE TRACT, "W-3", AS SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WETLAND PRESERVE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE WETLAND PRESERVE AREA SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WETLAND PRESERVE TRACT DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE ROADWAY TRACT, "PR-1", AS SHOWN ON THIS PLAT AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV) AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE PRIVATE ROAD DESIGNATED AS SUCH ON THIS PLAT.
- THE LANDSCAPE EASEMENTS, "L.E.-1" AND "L.E.-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LANDSCAPE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE LIFT STATION EASEMENT, "L.S.E.", AS SHOWN HEREON, IS AN EASEMENT FOR UTILITY PURPOSES AND IS HEREBY DEDICATED TO LOXAHATCHEE RIVER DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO WASTEWATER UTILITIES.
- THE LAKE TRACT, "L1-A", AS SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE LAKE AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION, AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE TRACT DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON ARE EASEMENTS FOR UTILITY PURPOSES AND ARE HEREBY DEDICATED TO TOWN OF JUPITER FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC WATER SUPPLY UTILITIES.
- THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON ARE EASEMENTS FOR UTILITY PURPOSES AND ARE HEREBY DEDICATED TO LOXAHATCHEE RIVER DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC WASTEWATER UTILITIES.

IN WITNESS WHEREOF, STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS

24 DAY OF July, 2014.

WITNESSES:

[Signature]  
NAME PRINTED: Sivan Shachar

[Signature]  
NAME PRINTED: Vincent Musso

STANDARD PACIFIC OF FLORIDA,  
A FLORIDA GENERAL PARTNERSHIP

BY: STANDARD PACIFIC OF FLORIDA GP, INC.  
A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: [Signature]  
MICHAEL C. DEBOCK  
VICE PRESIDENT-LAND ACQUISITION

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED MICHAEL C. DEBOCK, VICE PRESIDENT-LAND ACQUISITION, OF STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE CORPORATION, GENERAL PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME. HE IS  PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND IN THE COUNTY AND STATE LAST AFORESAID THIS 24 DAY OF July, 2014.

(NOTARIAL STAMP)

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-10-17

## ACCEPTANCE OF DEDICATIONS

PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF PENNOCK PRESERVE PUD, SUBPHASE 1, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 24 DAY OF July, 2014.

WITNESSES:

[Signature]  
SIGNATURE  
PRINTED NAME: Sivan Shachar

[Signature]  
SIGNATURE  
PRINTED NAME: Vincent Musso

PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]  
MICHAEL C. DEBOCK  
PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Martin

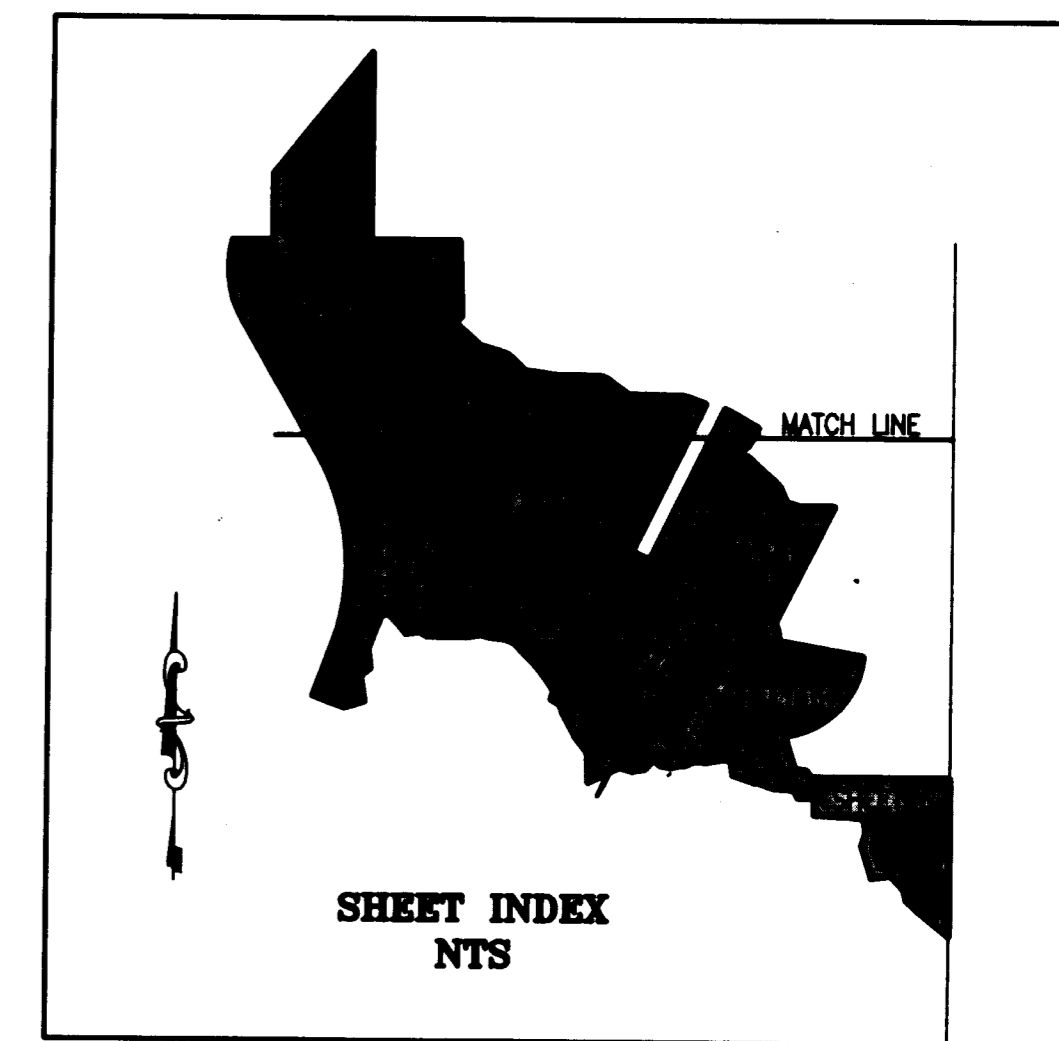
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL C. DEBOCK, TO ME WELL KNOWN TO BE THE PRESIDENT OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE  IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 24 DAY OF July, 2014.

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF003026

MY COMMISSION EXPIRES: 4-10-17

[Signature]  
NOTARY PUBLIC



SHEET INDEX  
NTS

PHBK 17 PG 27

## COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: 8/18/2014

DATE: 8/18/2014

DATE: 8/18/2014

DATE: 7/29/2014

BY: [Signature]  
COUNTY SURVEYOR AND MAPPER MICHAEL O'BRIEN

BY: [Signature]  
COUNTY ENGINEER

BY: [Signature]  
COUNTY ATTORNEY

BY: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature]  
CLERK OF COURT

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3864